

BRIAN HEAD TOWN

BUILDING CONSTRUCTION - DESIGN GUIDELINES

Based on Currently Adopted International Codes and Utah State Codes

Brian Head Land Management Code

To better understand the construction environment of Brian Head Town the following is offered;

The elevation of building sites in Brian Head ranges from 9,000 to 10,300 feet above sea level. The temperature can range from +95 to -32 degrees. The average outdoor construction period, as a rule, is from June to late September. The normal annual snowfall for the year is 400 in. (Since 1990 there has been one year of 660" snowfall)

As you can see the area presents special challenges to builders and we are more than happy to answer any question you may have. The following information is "some" of the minimum requirements needed to design and construct a building in Brian Head.

Minimum Lot Area for RESIDENTIAL 14,500 Square Feet (Chapter 7, L.M.C.)

Setbacks – are according to Chapter 7, L.M.C.

Drive Way Slope - 10% Max. (Appendix "D" 2006 International Fire Code)

Building Colors to blend with the setting of the landscape. (Design Guidelines 1995)

Table R301.2(1), Climatic and Geographic Design Criteria, of 2006 International Residential Code

Ground Snow Load - 255 lbs PSF @ 9800 feet elevation (see Utah State formula)

Wind Speed (mph) - 90 mph

Seismic Design - D-1

Weathering - Severe

Frost Depth Line: - to finish grade minimum

Bottom of footing - 48" - Top of Culinary Water Line - 7' - Top of Sewer Line - 4'

Termite - Moderate to Heavy

Decay - None to Slight

Winter Design Temp. - Minus 20 degrees Fahrenheit

Climate Zone "17" (Heating Degree Days = 10,809)

Ice Shield Under-lament - Required

Flood Hazard - None

Air Freezing Index - 2700

Mean Annual Temperature - 35.3 degrees Fahrenheit

Building Footprint is to be surveyed or verified to meet setbacks.

Cuts, Fills and Retaining walls: Per our currently adopted Land Management Code Chapter 12.